

JOB REFERENCE: XXXXX

SCHEDULE OF CONDITION

XXXX

Islington

London. N1 XXX

XXX



FOR

Mr X

Prepared by:

XXXXX

INDEPENDENT CHARTERED SURVEYORS

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Introduction

The Schedule of Condition offers a detailed description of the condition of the property at the time of our inspection on XXXX

We have not carried out any formal or informal investigations with any local authorities or other statutory bodies with regard to issues relating to this property. We can happily carry this out but you do need to instruct us in writing to do so.

The Schedule of Condition is to be read in conjunction with the Property Report.

Information Summary

Address:	XXX Islington, London. N1 XXX
Prospective Tenant:	Mr X
Covenants: Repairing Covenant, Redecorating Covenant, Reinstatement and Statutory Regulation Covenant Yield Up Clause:	We have not seen a copy of the lease and we have therefore assumed the property has a full repairing and insuring covenant – or will have under the proposed lease. We have assumed it is a standard lease with no unusual or onerous clauses. Your Legal Adviser should confirm this and advise us of any unusual or onerous clauses immediately.
Photographs:	We typically take approximately 150 photographs during the course of a Schedule of Condition. We reserve the right to produce these photographs to establish the condition of the property over and above the ones included in the report.

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Orientation:

All directions are taken as if viewing the property from the front.

Weather:

At the time of the survey the weather was dry and overcast. The weather did not hamper our survey.

Location Plan:



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ELEVATIONS

All directions given as you face the property.

The property has been viewed from ground level.

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

Contents:

Front Elevation
Rear Elevation
Roof
Outside Areas

Asbestos Warning:

In this age of property it was very common to use asbestos. Most leases require an asbestos report. We have not carried out an asbestos test or report but we would recommend one is carried out. We are not asbestos surveyors.

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FRONT EXTERNAL ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
Roofs: Pitched (assumed) but not visible		If there is a liability Legal Advisor to instruct.
Gutters and Downpipes: Cast iron and plastic		Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.
Walls: Flemish bond brickwork	Dirty and stained	Clean

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<p>External Detailing:</p> <p>Shop Front Window: Single glazed, metal frame</p>  <p>Shop Entrance Door: metal, glazed</p> <p>Signage: None, plywood thick only</p>  <p>Lights: None visible</p>	<p>Dirty</p> <p>No insulation</p>	<p>Clean, make good.</p> <p>Make good and build to normal building standards. Re-instate signage and infill wall.</p> <p>Add lights</p>
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REAR ELEVATION



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Roofs: Main Roof: Pitched (assumed) not visible</p> <p>Flat Roofs:-</p> <p>Flat roof over the shop</p>  <p>Flat roof over the toilet</p>  <p>Flat roof over the entrance</p> 	<p>Not visible</p> <p>Generally there is a lack of falls to the flat roofs which has lead to water damage internally which is visible and also old repairs can be seen.</p>  <p>Water sitting on roof, we believe this is getting into the property.</p>	<p>If there is a liability Legal Advisor to instruct.</p> <p>All flat roofs need falls adding and the detailing improving.</p>

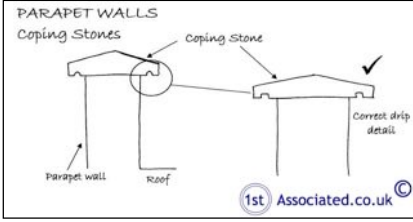


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<p>Up stands and parapet walls: Brickwork and render</p> <p>Coping stones</p>  <p>Up stand</p> 	<p>Appear to be allowing in water.</p> <p>Not adequate size.</p>  <p>Missing coping stone to parapet wall toilet area</p> <p>Vegetation present</p>	<p>Replace/improve flashings ideally to be formed in lead.</p> <p>Make watertight, this may require adding new coping stones as incorrect see sketch.</p> <p>Remove vegetation</p>
<p>Gutters and Downpipes:</p> <p>Cast iron and plastic</p>	<p>Rust visible</p>	<p>Remove rust and paint with rust stop paint. Ensure all gutters are watertight and falling towards the downpipe. Repair and secure as necessary, ensure downpipes are clear.</p>
<p>Walls:</p> <p>Flemish bond brickwork</p>	<p>Dirty and stained</p>	<p>Clean</p>

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REAR COURTYARD AREA



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Walls:</p> <p>Retaining wall</p>	<p>Degraded by ground water coming through it</p> 	<p>Add weep holes to relieve pressure on wall and make good wall.</p>
<p>Ground:</p> <p>Concrete</p> 	<p>Uneven. Vegetation</p>	<p>Make good any trip hazards. Clear vegetation</p>
<p>Steps:</p> <p>Concrete</p>	<p>Some wear</p>	<p>Make good</p>
<p>Fence:</p> <p>Panelled</p>		<p>Re-stain/paint</p>
<p>Drains:</p>	<p>Blocked</p>	<p>Clear</p>

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OUTSIDE AREAS



DESCRIPTION	CONDITION	ACTION REQUIRED
Alleyway to rear For record a view of access to rear courtyard area		

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INTERNAL

All directions given as you face the property.

The property has been viewed from ground level.

Under the terms of most Leases there is a redecoration covenant requiring redecoration on termination of the Lease we assume this will take place or appropriate agreed monetary compensation in lieu of this to the new tenants.

Contents -

Ground Floor

Large Shop Trading Area:-

Front elevation

Left hand side elevation

Right hand side elevation

Rear elevation

Small Toilet wash area to rear

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SHOP TRADING AREA

Ground Floor

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Shop Trading Area
Front elevation



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Foam/polystyrene tile</p>	<p>Fire hazard</p>  <p>Water damaged</p>	<p>Remove.</p> <p>Replace with modern ceiling system to current Fire Regulation requirements.</p> <p>Ensure that roofs above are watertight before carrying out work.</p>
<p>Floors:</p> <p>Concrete centrally with wooden flooring on batons to outside.</p>	<p>Worn</p>	<p>Replace entirety of floor</p>
<p>Detailing:</p> <p>Metal window frame: single glazed.</p> <p>Doors: Two glazed double doors.</p>	<p>Dirty, marked.</p> <p>Dirty</p>	<p>Clean and repair.</p> <p>Clean.</p>
<p>Services:</p> <p>Heater/vent in centre of room</p>		<p>Remove/improve</p>

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Shop Trading Area
Left elevation



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Foam/polystyrene tile</p>	<p>Dated, considered a fire hazard.</p> <p>Stained, looks to be coming from the small flat roof above</p>	<p>Remove.</p> <p>Replace with modern ceiling system to current Fire Regulation requirements.</p> <p>Ensure that roofs above are watertight before carrying out work.</p>
<p>Lighting: Older style</p>	<p>Dated</p>	<p>Remove replace with Category 2 lighting</p>

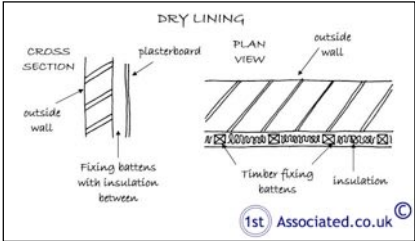


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<p>Walls:</p> <p>Painted woodchip paper</p> <p>False walls otherwise known as dry lining.</p> 	<p>Marked</p>	<p>Repair, prepare and redecorate.</p>
<p>Floors:</p> <p>Concrete centrally with wooden flooring on batons to outside.</p>	<p>Worn</p> 	<p>Replace entirety of floor</p>
<p>Services:</p> <p>Electrics:</p>  <p>Fuse board</p>	<p>Dated. Service mounted electric points were not working.</p> <p>Fuseboard painted over, not possible to view.</p>	<p>Re-wire to Institute of Electrical Engineers (IEE) standard by an NICEIC approved electrician or equivalent.</p>

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Shop Trading Area
Right elevation



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Foam/polystyrene tile</p> <p>Lighting: Older style</p>	<p>Dated considered a fire hazard.</p> <p>Dated</p>	<p>Remove.</p> <p>Replace with modern ceiling system to current Fire Regulation requirements.</p> <p>Remove replace with Category 2 lighting</p>


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<p>Walls:</p> <p>Painted woodchip paper False walls otherwise known as dry lining.</p>	<p>Marked</p>	<p>Repair, prepare and redecorate.</p>
<p>Floors:</p> <p>Concrete centrally with wooden flooring on batons to outside.</p>	<p>Worn</p>	<p>Replace entirety of floor</p>
<p>Detailing:</p> <p>Door: To staircase</p>		<p>Replace with a fire door</p>
<p>Staircase: To rear with stairs sanforded from ceiling</p>		<p>Landlord to confirm this staircase has been built to fire safety standards.</p>
<p>Services:</p> <p>Electrics:</p>	<p>Dated. Service mounted electric points, earth check proved satisfactory.</p> 	<p>Re-wire to Institute of Electrical Engineers (IEE) standard by an NICEIC approved electrician or equivalent.</p>

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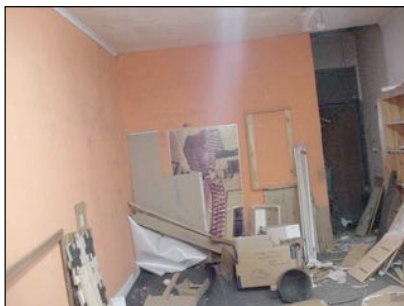
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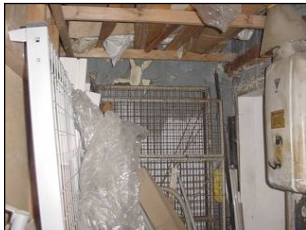
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Shop Trading Area
Rear elevation



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceilings:</p> <p>Foam/polystyrene tile</p> <p>To rear: wood slated ceiling</p> 	<p>Dated considered a fire hazard.</p> <p>Needs removing</p>	<p>Remove.</p> <p>Replace with modern ceiling system to current Fire Regulation requirements.</p> <p>Remove and upgrade.</p>
<p>Lighting: Older style</p>	<p>Dated</p>	<p>Remove replace with Category 2 lighting</p>
<p>Walls:</p> <p>Painted woodchip paper</p> <p>Studwork partition</p>	<p>Marked</p>	<p>Repair, prepare and redecorate.</p>
<p>Floors:</p> <p>See front elevation</p>		
<p>Services</p> <p>Boiler on rear wall</p> <p>Surface mounted conduit</p>		<p>Replace</p> <p>Replace</p>

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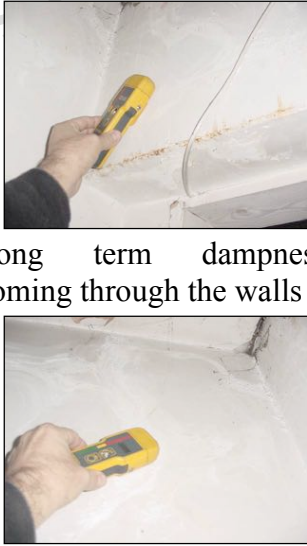
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Toilet and wash area



DESCRIPTION	CONDITION	ACTION REQUIRED
<p>Ceiling: Plastered</p>	<p>Signs of water penetration to left hand side from the flat roof above.</p> <p>Please see our comments on the rear elevation</p>	<p>Make watertight. Prepare, repair and redecorate</p>
<p>Walls: Plastered</p>	<p>Long term dampness coming through the walls</p> 	<p>Make watertight. Prepare, repair and redecorate</p>

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<p>Floors:</p> <p>Wood</p>	<p>Marked</p>	<p>Replace.</p>
<p>Detailing:</p> <p>Windows: Metal, single glazed</p>	<p>We believe the metal windows may be beyond repair. Broken glass needs replacing.</p>	<p>Prepare, repair and redecorate.</p> <p>We recommend secondary glazing in this area</p>
<p>Services:</p> <p>Water not on at the time of our inspection.</p>		

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OTHER MATTERS

SERVICES

Electrics

The electrics were located on the left hand side wall (all directions as you face the property).

ACTION REQUIRED: All electrics need to be tested by an NICEIC approved electrician or equivalent to Institute of Electrical Engineers (IEE) standard.

Heating

The property has a wall mounted boiler.

ACTION REQUIRED: Replace.

Energy Efficiency

Older properties such as this will not be as energy efficient as modern properties. We feel that energy efficiency will become very important in years to come and may well affect re-saleability of a property. We are advised this is already starting to happen to some extent in the office sector. There are many areas where energy efficiency and heat loss could be improved and reduced in this particular building, particularly with regard to insulation of the roofs. We would be more than happy to advise you further, please contact us if we can be of help.

Disability Discrimination Act

You should be aware that it is now a requirement to give reasonable access to the disabled and make reasonable amendments to the property as is necessary to accommodate them. In this case access looked to be suitable for the wheelchair bound. You need to ensure that any toilets etc can be accessed if at all possible.

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ACTION REQUIRED: You should ask to see if a report has been carried out in line with the Disabilities Act highlighting areas that can be improved or have been improved.

Asbestos Register

You need to contact the landlord to check if there is an asbestos register for the building. In a property of this age there may well be some asbestos. This was commonly used post war until it was banned only in the last ten or so years, although it is rumoured that it was still used after this point in time.

It is now a requirement for any public building to have an asbestos register, indicating whether there is or is not asbestos and if so where it is.

ACTION REQUIRED: An Asbestos Register should be provided by the outgoing tenant/landlord.

You should note that work involving products containing asbestos is covered by Health and Safety legislation and you are recommended to seek the advice of the Local Authority Environmental Health Officer before proceeding with any such work.

We are not asbestos surveyors.

This is not a structural survey or a building survey.

Shop trading area rear elevation

You advised this is going to be removed; you will need to get the landlord's permission and consent for this.

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LIMITATIONS

As per our original Terms of Engagement, we would remind you specifically that:

We have not inspected parts of the structure that were covered, unexposed or inaccessible during our inspection. We therefore cannot confirm that such parts are free from defect, structural or otherwise.

We have not determined whether any hazardous materials such as high alumina cement, calcium chloride, asbestos etc have been used in the construction.

Our report is for the use of the party to whom it is addressed above and no responsibility is accepted under the Third Parties Act or for any third parties who use this report in whole or in part.

We have not carried out a comprehensive test of any electrical, mechanical or drainage services. We therefore cannot confirm that they are operational and in good condition. If you wish us to arrange tests please advise.

We have not carried out or arranged for specialists to undertake any reports, for example an environmental report or an audit report upon the property. We are therefore unable to advise whether any contaminated or other adverse environmental issues affect the site.

The Schedule of Condition has been prepared by XXXX following a visit on XXXX This a Schedule of Condition to be read in conjunction with your Property Report and does not constitute a Structural Survey (now known as a Building Survey).

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**Signature Document in Relation to
XXXX Islington, London. N1 XXX**

Schedule of Condition

This signature document represents page 26 and 27 of a 27 page Schedule of Condition relating to:

XXXX Islington, London. N1 XXX

as prepared by

XXXX Chartered Surveyors

You should ensure your Legal Advisor gets this document signed by the relevant parties and agreed prior to legal commitment to purchase. Delete/amend as you require.

Lessees Representative

We verify that this is a true and accurate record of the condition of:

XXXX Islington, London. N1 XXX

As inspected on XXXX

By

XXXX Chartered Surveyors

Signed: Dated: XXXX

For and on Behalf of XXXX Chartered Surveyors

XXXX

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Lessee

Mr X has seen and forwarded this document on by recorded delivery on to the owners/landlords or their legal representatives in relation to the proposed Lease.

Signed: Dated:
Mr X

Landlords Representative (delete as applicable)

Print Name: for and on behalf of has inspected and read the Schedule of Condition for an on behalf of and accepts that it is a true and accurate record.

Signed: Dated:

For and on Behalf of:

I have the authority to sign this document on behalf of the aforementioned company.

XXXX

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